

West End Historic District LCI Implementation Phase A (Zoning)

Potential SPI Subareas

High Density Commercial/Office

Locations: West End MARTA station site.

Zoning Basis: MRC-3

FAR: Nonresidential max: 4.0, Residential max: 3.2,
Total max with bonuses: 8.2

Maximum Height: 225 feet

This limited area consists of the existing MARTA station site, north to Ralph David Abernathy Boulevard. It provides the highest immediate access to transit, and as such should be developed the most intensively. It is an ideal location for office uses, with some supporting retail and services. Parking should be restricted to encourage use of the direct access to transit.



Commercial Center

Locations: West End Mall and immediate surrounding area, Candler Warehouse and industrial area immediately to the north.

Zoning Basis: MRC-2

FAR: Nonresidential max: 2.5, Residential max:
.696, Total max with bonuses: 3.696

Maximum Height: 52' within 150' of residential
districts, 225' beyond 150'.

This is the “commercial heart” of the district and should be the commercial area that is developed the most intensely. The emphasis is on providing commercial goods and services, and offices are allowed as well. The Mixed Use designation requires a minimum of 20% residential development. Sidewalks with street trees are required. Development bonuses are given as incentives to provide green space and connectivity. The entire Commercial Center subarea should encourage walking as the primary transportation mode.



Village Center Residential

Location: Old Sears site, Some areas north of I-20
(TBD)

Zoning Basis: MR-5A

FAR: Residential max: 3.2, Nonresidential max: 5%
of floor area.

Maximum Height: 150'

This area is located adjacent to the Mall site and allows the more intensive residential development that will be required to support a revitalized commercial center. It will also allow some commercial development, however individual establishments must be located on the ground floor, and can occupy no more than 5% of the



development. It is located within easy walking distance to all parts of the Commercial Core, and to transit.

Neighborhood Commercial

Locations: York Avenue, RDA between Lawton Street and Gordon Place, Beecher Street at Lee Street, White Street Extension at West Whitehall Street, Murphy Avenue between Gillette and Shelton, Murphy Avenue between Elbert and Lillian.

Zoning Basis: MRC-1

FAR: Nonresidential max: 1.0, Residential max: .696, Total max with bonuses: 2.696

Maximum Height: 35' within 150' of residential districts, 52' within 300' of residential districts, 300' when further than 300'.



These several sites offer opportunities for neighborhood-oriented mixed-use development at a lower intensity than the Commercial Core itself. The Mixed Use designation requires a minimum of 20% residential development. Buffers are required between Neighborhood Commercial areas and any existing single-family residential areas.

Medium Density Residential

Location: North and south of Oglethorpe Avenue, between Lowery and Lee.

Zoning Basis: MR-3

FAR: Residential max: 0.696, Nonresidential max: 5% of development

Maximum Height: 80'

This area allows moderate-density residential development that is connected to the Commercial Core, but is somewhat further away. Residential types can be varied, and can include townhouses/rowhouses, stacked flats, condominiums, etc. Very limited commercial development is allowed in order to provide on-site, easily-accessible goods and services.



Low Density Residential

Location: Northeast corner of Oglethorpe and Lowery, White Street at Lee Street.

Zoning Basis: MR-2

FAR: Residential max: 0.348, Nonresidential max: None.

Maximum Height: 35'

This area allows lower-density residential development that is a step-down from Medium Density Residential areas, in order to transition to single-family areas. Residential types can be varied, and can include townhouses/rowhouses, stacked flats, condominiums, etc. No commercial development is allowed.



Smaller Lot Single Family

Location: Northern portion of block bordered by Culberson, Oak, Peebles, and RDA.

Zoning Basis: MR-1

FAR: Residential max: 0.162

Maximum Height: 35'

This area provides for smaller lot, “empty-nester” cottages (approx. 10-12 units per acre) that have lower maintenance needs than larger lot houses. This subarea will be supported by the Neighborhood Commercial area on RDA between Lawton and Gordon Place.



Office/Institutional

Locations: Wren’s Nest, West Hunter Baptist Church, Properties north of RDA from Howell Park east to the Performing Arts Center, Properties south of RDA between Gordon Place and Lowery (Shrine of the Black Madonna and St. Anthony’s Catholic Church).

Zoning Basis: O-I

FAR: Nonresidential max: 3.0

Maximum Height: 35', with transitional height plane.



The Office/Institutional subarea is intended to preserve the important civic, community, and religious buildings along Ralph David Abernathy Boulevard.